

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3-5		MAGNOLIA ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	ROUVAPIS STRATIS & JANE		
Owner 2:			
Owner 3:			
Street 1:	3 MAGNOLIA ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2382 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11995	Total SF/SM:	5225	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	461,401	Spl Credit	Total:	461,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5225.000	533,800	4,700	461,400	999,900

Total Card	0.120	533,800	4,700	461,400	999,900
Total Parcel	0.120	533,800	4,700	461,400	999,900
Source: Market Adj Cost	Total Value per SQ unit /Card:		419.77	/Parcel: 419.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	533,800	4700	5,225.	461,400	999,900		Year end	12/23/2021
2021	104	FV	509,500	4700	5,225.	461,400	975,600		Year End Roll	12/10/2020
2020	104	FV	509,500	4700	5,225.	461,400	975,600	975,600	Year End Roll	12/18/2019
2019	104	FV	378,200	4700	5,225.	490,200	873,100	873,100	Year End Roll	1/3/2019
2018	104	FV	378,200	4700	5,225.	357,600	740,500	740,500	Year End Roll	12/20/2017
2017	104	FV	335,300	4700	5,225.	311,400	651,400	651,400	Year End Roll	1/3/2017
2016	104	FV	335,300	4700	5,225.	265,300	605,300	605,300	Year End	1/4/2016
2015	104	FV	298,700	4700	5,225.	259,500	562,900	562,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

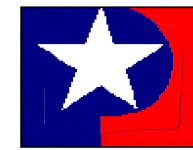
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
9/21/1999	Meas/Inspect	267	PATRIOT
8/28/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	3310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700
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